

Mission Plaza Community Association

JANUARY 2012

NEWSLETTER

JANUARY HOA/BOARD MEETING: The January 2012 monthly Homeowners Association and Board of Directors meeting will be held on Tuesday January 17th beginning at 7:00 PM in the Mission Plaza clubhouse. All homeowners are encouraged to attend and participate in this important function of our community.

NEW BOARD OF DIRECTORS: At the Annual Meeting on December 20th, homeowners Ryan Hatch and Brian Williams were elected to the Board of Directors of Mission Plaza Community Association – each to serve a two year term on the Board. Congratulations to these homeowners on their election to the Board of Directors along with our thanks for their willingness to participate in this important and volunteer position.

The first order of business for the new Board at the January meeting will be to elect officers amongst themselves to serve in these positions for one year.

We also want to thank outgoing Board members Pam Gompers and Matt Greco for their service to Mission Plaza these previous Months and Years. Your accomplishments and dedication to our community and greatly appreciated.

SPECIAL DUMPSTER FOR HOLIDAYS TREES AND GREENERY: A special dumpster has been placed in the guest parking lot [near the front tennis courts along San Diego Mission Road] for the removal of Holiday trees, wreaths and other greenery. Please take all tinsel and ornaments off your tree before depositing these items in this dumpster and please use this dumpster only for these items. Regular trash and garbage should be placed in the dumpsters located

throughout the complex and Christmas trees and greenery should not be placed in these dumpsters.

OPEN BOARD OF DIRECTORS POSITION: Mission Plaza currently has only 4 members serving on the Board of Directors while our governing documents call for a membership of 5 directors. Any homeowner in good standing is eligible to serve on the Board of Directors and/or be an officer of the organization. If you are interested in serving on the Board of Directors, please contact Brad at Howerton Management expressing this interest. It is important and valuable to have a full 5 members on the Board so that the business of Mission Plaza can effectively be conducted.

REMOVAL OF HOLIDAY LIGHTS AND DECORATIONS: As much as we all enjoyed the colorful and beautiful lights and decorations that many of our residents displayed throughout the holidays, the time has come to remove these decorations and lights for another season. Please remove and take down all of your special outdoor lighting and holiday decorations before the end of January. We will be looking forward to these special decorations again and the end of 2012.

ELEVATOR RESTORATION: The elevators in all of the 3 story buildings are scheduled for major restoration beginning at the end of this month [January 2012]. The restoration will include new electronic door closing protection devices, new emergency communication devices, new solid state motor starters and new door operating equipment. Once the work on the elevators begins, the units will be out of service for period of up to 10 days. A detailed schedule of when the work is scheduled to begin in each of the buildings will be posted and made available to all residents prior to the start of the project.

PARKING LOT and DRIVEWAY RESURFACING:

Due to contractual issues with the original contractor for this project which required selecting a new contractor, this project could not be completed during 2011. This type of work needs to be done in warm and dry weather so this project has been delayed until the spring months when the weather is better for this type of project. Once the dates are known as to when this project will begin all residents will be informed in advance.

ILLEGAL PARKING: The Board and Management Company have received numerous and increasing numbers of complaints concerning illegal parking in the guest lots, permit only parking spaces, loading zones and fire lanes. Mission Plaza is one of the few complex's in the

area that has adequate parking for all of its residents and guests. However; these parking spots are for the exclusive use of residents and guests and any vehicle parked in the guest lot or a permit only parking space must have a valid parking tag issued by Mission Plaza. Although we have been very generous in previous months and have been very reluctant to tow vehicles not in compliance with the parking rules and regulations, security has been advised to begin towing vehicles that are illegally parked or parked without a valid permit. Please note that vehicles parked in a fire lane are subject to towing 24 hours a day 7 days a week without notice and vehicles parked in the loading zone in excess of one hour with no loading or unloading activity are subject to tow and impound.

Heritage Security provides patrol service seven nights a week during the evening hours. If you need to contact the security guard on duty, please call **619 – 804 – 0271** ... If you are experiencing a medical emergency, fire, or other serious incident please dial 911.

Howerton Management Services is the company contracted by Mission Plaza to provide the day to day management and operations of our complex. Any requests for maintenance, comments or complaints should be directed to Howerton Management and not to individual Board members or the staff at Mission Plaza. All communications with Howerton should be in writing so there is a record of requests and any actions taken. The contact information for Howerton Management is:

Howerton Management Services
8305 Vickers Street – Shute 211
Phone: 858-569-1793
Fax: 858-569-2005
brad@howertonmgt.com
www.howertonmgt.com

MISSION PLAZA BOARD OF DIRECTORS, MANAGEMENT and STAFF

John Cunningham
Ryan Hatch
Darrell Hitzemann
Brian Williams

Board of Directors Member
Board of Directors Member
Board of Directors Member
Board of Directors Member

Brad Maroney

Howerton Management

Leo Valenzuela
Mellisa Bojorquez

Maintenance
Housekeeping